

West Vincent Township  
Board of Supervisors Meeting

February 20, 2018

7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman, Michael Schneider, Member, Bernie Couris, and Township Manager Erica Batdorf.

Chairman John Jacobs called the meeting to order at 7:04 p.m.

**Approval of Minutes:**

Mr. Schneider made the motion to approve the February 5, 2018 minutes as submitted. Mr. Couris seconded the motion. The Board answered a few questions from the audience and the motion carried unanimously.

**Reports:**

Police Report: Sergeant Austin Russel gave the Police Report for January 2018. The report was acknowledged as received.

Bills List: Mr. Schneider made a motion, seconded by Mr. Couris to approve the Bills List in the total amount of \$70,084.11 The Board answered a few questions from the public and the motion carried unanimously.

**Correspondence:**

Ms. Batdorf reported that PennDOT has announced the start of a construction project to begin later this month on a 6.3 mile stretch of Route 100 in Upper Uwchlan, West Vincent, East Nantmeal and South Coventry Townships to improve traffic flow and safety. The scope of work includes resurfacing the corridor with an open graded surface treatment to increase friction and reduce hydroplaning as well as constructing a two shoulder widening pull offs and installing pavement marking rumble strips and guiderail. The intersection of Routh 100 and Routh 23 will be improved by constructing a dedicating northbound left turn lane as well as updating traffic signals. The entire project is expected to be completed in late summer. Motorists can expect some delays along Route 100 while the construction is underway.

Ms. Batdorf reported that PECO will be starting their System 2020 plan to install advanced equipment and reinforce their electric distribution system by making it more weather resistant and less vulnerable to storm damage in West Vincent, South Coventry,. East Nantmeal, and Upper Uwchlan Townships. PECO will be upgrading and installing new poles and aerial wires as well as new aerial devices called reclosers. There will be some additional tree trimming and tree removals to enable this work. The project is expected to be completed by August 2018. Ms. Batdorf indicated that PennDOT and PECO are in communication to coordinate both of their projects along Route 100.

Jim Helm, 2563 Veronica Drive, commented that there is a large significant historic sycamore tree located on Route 100 at the corner of Horseshoe Trail at the former Pearl homestead. Ms. Batdorf will make PECO aware of this historic tree and request it be protected from their activities.

### **Subdivision/Land Development:**

Green Valleys Watershed Subdivision Application: Victoria Laubach, Executive Director of the Green Valleys Watershed Association reported that the Association is looking to acquire two lots with a total tract area of 26 acres located at 295 Pottstown Pike, owned by Kenneth & Mary Graham. The Association is looking to acquire the property to preserve the land as open space. There is a very small portion of the property located in West Vincent Township and South Coventry Township. Ms. Batdorf indicated that the Planning Commission did review the application and voted to recommend approval to the Board of Supervisors. Ms. Batdorf commented that the resolution for final approval will be drafted by our Solicitor and ready for the Board's review and action at the next Board meeting on March 5, 2018.

### **Old Business:**

Open Space Advisory Board Appointment: Mr. Schneider made a motion to authorize the advertisement of the Open Space Ordinance Amendment 181 of 2018 amending Ordinance No. 99-1999 to amend the vacancy requirements of the Township Open Space Review Board. Mr. Jacobs seconded the motion.

Ms. Batdorf commented that there was discussion at the last Board meeting regarding the terms held by committee members who serve on the Open Space Review Board. Currently, the Ordinance calls for one member of the Open Space Review Board to hold an active position on the Planning Commission and one member to hold an active position on the Environmental Advisory Council. When a member of the Open Space Review Board who also serves on the Planning Commission or the Environmental Advisory Board no longer serves on this respective committee, they may still serve their five year term on the Open Space Review Board, even when they no longer serve on that committee. Ms. Batdorf indicated that one option, which is proposed as part of the Ordinance amendment, is to require that a new member of the Planning Commission and the Environmental Advisory Council are appointed to the Open Space Review Board when their term has completed.

Sara Shick, 1201 Davis Lane, indicated that Ms. Batdorf was going to look into this issue further to bring options to the Board to remedy this situation. Ms. Shick commented further that the ordinance was revised a few months ago. Mr. Couris commented that he thought there would be additional discussion before this amendment was presented. Ms. Batdorf commented that this Ordinance amendment is a proposal for discussion. The Open Space Review Board has four members presently and it is sometimes difficult to have a quorum to conduct business effectively. Mr. Couris commented that he is concerned about the continuity of members with experience who serve on the Open Space Review Board.

George Dulchinos, 1415 Hollow Road, commented on the requirement of having a member of the Planning Commission on the Open Space Review Board. Mr. Dulchinos commented that the primary reason for amending the ordinance last year was to change the fact that there was a Board of Supervisor member acting on this committee which needed to be rectified. While not a liaison, the current ordinance is designed to provide the representation of the Planning Commission. Mr. Schneider asked if the ordinance can be revised to not include the requirement to have a member of the Planning Commission or Environmental Advisory Council. Ms. Batdorf responded that the ordinance can be revised.

Martha Thomae, 89 St. Andrews Lane, commented that approving this amended Ordinance may present another problem for the Open Space Review Board as they may continue to have new people to bring up to speed and have an issue of continuity on this subject matter.

Brian Curry, 512 Blackhorse Road, commented on the liaison process between Township committees and the timing of committee meetings. Mr. Curry commented that the timing could be better coordinated to allow for review time to fill these vacancies.

Sara Shick, 1201 Davis Lane asked the Board if they look at qualifications of appointees considered for committees. Mr. Jacobs indicated that they do review the qualifications in advance of committee appointments. Ms. Shick stated there was a motion tabled last month with regard to the five year appointment of Ms. Shick as the Open Space Review Board appointee.

A motion to authorize the advertisement of the Ordinance Amendment was made by Mr. Schneider and seconded by Mr. Jacobs. Mr. Jacobs called for a vote. Mr. Schneider and Mr. Jacobs voted aye. Mr. Couris abstained from the vote. The motion carried.

Bryn Coed Park Acquisition Update: Ms. Batdorf reported that the Township is making progress with regard to the acquisition of the 72-acre Bryn Coed park parcel. Ms. Batdorf indicated that Natural Lands presented the Township with a few changes to the Township's agreement. Peter Williamson, Natural Lands, presented the Board and audience with an overview of the 72-acre parcel and explained the changes involved in applying a conservation easement to the property. Natural Lands is interested in conveying the property by way of a conservation easement rather than applying the PA DCNR grant to the property. In addition, Natural Lands must meet conditions of other funding partners who would like to see three trail connections located in general locations at St. Matthews Road, to the north, and to the east of the Township property. In addition, Natural Lands must ensure these connections are made to a loop trail installed internally on the park property. The agreement provides more flexibility to the Township in applying the conservation easement as Natural Lands controls the process, and will provide the Township five years to take care of the demolition of buildings on the park property. Without the DCNR grant, an outbuilding could be used for a municipal use if needed. Mr. Williamson further explained that Natural Lands is requesting that thirty parking spaces be retained as public parking spaces and that no lighting be installed for the purpose of night time use of the park. Mr. Williamson also referenced Bryn Coed Lane and explained that as part of their subdivision process property owners along this Lane have rights to the use of Bryn Coed Lane, which is a private road. For now, this road may not be used for general access to the Township park at this time. Ms. Batdorf indicated that there will be a

planning effort conducted in the future to determine the best use of the park once the property is acquired.

John Eldridge, 1634 Hilltop Road, asked if the Township was allowed to have lights installed for the parking lot. Mr. Williamson stated that this was completely fine. Natural Lands is concerned about more intense lighting associated with an active recreation area.

Brian Curry, 512 Blackhorse Road, asked what type of user may use Natural Land's trails to be located on their preserve. Mr. Williamson commented that the trails located on the preserve will not be paved and will be natural trails limited to non-vehicular use. There are no limitations as to how the trails located on Township property are to be developed.

Sara Shick, 1201 Davis Lane, asked if these changes have prompted a change to the purchase price to the Township. Mr. Williamson stated that the purchase price has not changed.

Jim Helm, 2563 Veronica Drive, asked about the status of the two houses located on St. Matthews Road located on this property. Mr. Williamson commented that in the agreement these two houses would be planned for demolition.

Mr. Williamson thanked the community for their support as Natural Lands met their fundraising goal and have been able to increase their preserve which includes saving the significant historic oak tree on Flint Road.

Public Comment on Non – Agenda Items:

Yvonne Evans Brownlee, 2843 Flowing Springs Road, was recently appointed to the Sustainability Committee. Ms. Brownlee commented that she had received a letter from Mr. Jacobs indicating she had not been selected for an appointment but thanked her for her interest. Mr. Jacobs indicated this was not intended, apologized, is helping to support the office at this time and thanks Ms. Brownlee for her volunteerism.

Davita Walters, 2424 Malehorn Road, inquired about the status of Community Day. Ms. Batdorf responded that the Parks & Recreation Commission will be discussing this year's event and will have more information in the near future.

Sara Shick, 1201 Davis Lane, asked for a status update on the sewer sale. Ms. Batdorf indicated the sale is on track with an anticipated Settlement date for March 1, 2018. Ms. Shick commented on the annual amphibian crossing and commented that she appreciates the continued support of our community on this effort.

Jim Helm, 2563 Veronica Drive addressed the Board to comment on the importance of the protecting the Township's historic resources. Mr. Helm indicated that the Township has a very good zoning ordinance with procedures that should be adhered to and enforced by the Township. In addition, the Historic Resources Subcommittee is a great group of volunteers who can assist with this with this effort. Mr. Helm referenced previous building projects where our zoning

ordinance procedures and conditions were not followed and there is a need to improve implementation.

Mr. Jacobs indicated it would be a good idea to come up with a strategy to help inform property owners when they purchase a property that they are aware of the Township's historic preservation strategy and ordinance. Ms. Batdorf will review these issues with staff to improve the implementation and help address these concerns.

Sara Shick, 1201 Davis Lane, indicated that the Chester County Planning Commission is holding a public meeting on Landscapes 3, the County's long range comprehensive plan, on March 6, 2018 at 5:30 p.m. at the Henrietta Hankin Library located at 215 Windgate Drive.

Jane Helm, 2563 Veronica Drive, commented that the Environmental Advisory Council is working to address issues regarding historic preservation of properties and is also in the process of reviewing the zoning permit application for the demolition of a historic barn at 1501 St. Matthews Road. The Environmental Advisory Council will meet again to provide the Board with a recommendation to review and act on at a future meeting.

Meeting adjourned 8:43 p.m.

Respectfully Submitted,

Erica L. Batdorf  
Township Manager